

PRINTED: 12/31/2014
FORM APPROVED

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL055002	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____	(X3) DATE SURVEY COMPLETED 11/19/2014
NAME OF PROVIDER OR SUPPLIER BOGER CITY REST HOME		STREET ADDRESS, CITY, STATE, ZIP CODE 1428 LITTLE VALLEY LANE LINCOLNTON, NC 28092		
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C 000	Initial Comments This report is of a biennial construction survey done by Ed Miller and Bob Getchell on November 19, 2014. Records indicate this facility was first licensed or submitted as a Home for the Aged on 4-27-1988. The facility is currently licensed for 52 Beds. Therefore the facility must meet the 1987 and the applicable portions of the 2005 Rules for the Licensing of Adult Care Homes, and, the 1978 North Carolina Building Code(s), Section 409-Institutional Unrestrained Occupancy. Deficiencies were noted which will require a new plan of correction.	C 000	CONSTRUCTION SECTION JAN 12 2015 RECEIVED Existing Licensed Fac-No less than 71 Rules Section .0300 - PHYSICAL PLANT 10 A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, renovation, or alteration; however in no case shall the requirement for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm", copies of which are available at the Division of Health Service Regulation, 701 Barbour Drive, Raleigh, North Carolina, 27603 at no cost.	
C 101	Existing Licensed Fac- No less than 71 Rules SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, change in service or bed count, addition, renovation, or alteration; however in no case shall the requirements for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm", copies of which are available at the Division of Health Service Regulation, 701 Barbour Drive, Raleigh, North Carolina, 27603 at no cost; This Rule is not met as evidenced by:	C 101	This Rule is not met as evidenced by:	

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE SIGNATURE

TITLE

(X6) DATE

STATE FORM

8002

FNO321

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C 101	<p>Continued From page 1</p> <p>1. Based on observation, the fire alarm system was not installed in accordance with the Building Code requirements that it must notify building occupants in the event of a fire. This could effect all residents if the alarm were not loud enough to be heard.</p> <p>Findings on 11/19/2014: The fire alarm notification devices, which consisted of bells, were noticeably dull and quiet sounding. There was no indication the system was designed and approved to meet the Private Mode requirements of NFPA 72, as allowed by the 2012 Fire Prevention Code Section 906.2.1 Ex. 2. Therefore it could not be determined if this was intentional or if the system was not functioning correctly.</p> <p>2. Based on observation, the cross corridor doors at room 20 were not designed and installed with all of the fire protection features that the NC State Building Code requires of doors in a 'Fire Wall'. This could affect all of the residents if the wall failed to contain fire and smoke in the fire compartment of origin for less than the required amount of time.</p> <p>Findings on 11/19/2014: a. The wall where there are cross corridor doors at room 20 appears to be a 'Fire Wall' based on the facts that the wall is of masonry that extends 3 feet beyond the walls and roof line (parapet); There is a fire sprinkler system installed in the building on one side of the wall and not the other; And the building that is not sprinklered is approximately the same size or slightly larger than the 8000 square feet maximum permitted by the 1978 Building Code for Institutional Buildings of non-combustible exterior bearing walls and combustibile roof construction.</p>	C 101	<p>Plan: To have the fire alarm system inspected and repaired by the fire alarm company who does our annual fire alarm inspection</p> <p>Plah: To have the doors adjusted accordingly to meet the requirements</p>	<p>2/5/2015</p> <p>2/5/2015</p>

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C 101	Continued From page 2 a1. The cross corridor doors at room 20 are not equipped with latching hardware. This is not in accordance with 1978 NCSBC Section 1118(c) requiring fire doors to be equipped with positive latching. a2. When in the closed position, the cross corridor doors at room 20 have a gap greater than 1/8 of an inch at the edge. This is not in accordance with 1978 NCSBC Section 1118(b) requiring fire doors to meet the installation requirements of NFPA 80.	C 101		
C 116	Plans Submittals and Approvals SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted	C 116	SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted	

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C 116	<p>Continued From page 3</p> <p>by the applicant or appointed representative and reviewed by the Division.</p> <p>(d) Any changes made during construction shall require the approval of the Division to assure that licensing requirements are maintained.</p> <p>(e) Completed construction or remodeling shall conform to the requirements of this Section including the operation of all building systems and shall be approved in writing by the Division prior to licensure or occupancy. Within 90 days following licensure, the owner or licensee shall submit documentation to the Division that "as built" drawings have been received from the builder.</p> <p>(f) The applicant or designated agent shall notify the Division when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent and 90 percent complete and upon final completion.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Review of DHSR Construction Section records revealed that a Construction project consisting of the addition of several areas was built in 2005 but all areas did not receive a Certificate of Occupancy. These areas were ordered to be barricaded against occupancy by local Code Enforcement until the area is brought into compliance and a Certificate of Occupancy issued. Direct observation during the 11/19/2014 Survey revealed that the barricades against occupancy consist of a low fence and gate in the interior at the corridor entrance to the lobby. There are no barricades against occupancy to the lobby coming from the outside.</p> <p>Review of DHSR Construction Section records revealed Construction Documents were submitted under project HA-2526 however,</p>	C 116	<p>DHSR Construction Section should have documentation of file for review. If not, the facility can provide documentation</p>	2/5/2015

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C 116	Continued From page 4 approval of the Construction Documents has long expired. Further review revealed that additional Construction Documents have not been submitted and no renewed approval has been sought by the owner as required by part (c) of the Rule above.	C 116		
C 133	Bathrooms-Hand Grips SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (6) Hand grips shall be installed at all commodes, tubs and showers used by or accessible to residents; This Rule is not met as evidenced by: 3. Based on observation, the building components were not maintained in a safe manner because a grab bar is coming loose from the wall. This would effect all residents using the grab bar if a loose grab bar would not hold their weight. Findings on 11/19/2014: The grab bars are loose in the following locations: a) Room 18 toilet grab bar in wall, b) Room 25 toilet grab bar in floor	C 133	SECTION .0300- PHYSICAL PLANT 10 A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (6) Hand grips shall be installed at all commodes, tubs and showers used by or accessible to residents Grab bars have been repaired for rooms 1/8/2015 18 and 25 Maintenance will keep a log and document that grab bars are tightened and reported to the administrator if needed to repair	
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair;	C 164	SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair	

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C 164	Continued From page 5 (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1. Based on observation, the building was not maintained clean and in good repair because toilets are coming loose from the floor. This would affect all residents using the bathroom effected if sewer gas and water were leaking around a broken (wax) seal. Findings on 11/19/2014: The toilet is coming loose in the following locations: a) Womens-visitors bathroom, b) Room 10/11 shared bath, c) Room 13/15 shared bath, d) Room 18 bathroom, e) Room 25 bathroom,	C 164	Continued From page 5 (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair (e) This Rule shall apply to new and existing facilities. Plan: Maintenance will work to repair the loose toilets in the following locations a) Womens-visitors bathroom, b) Room 10/11 shared bath, c) Room 13/15 shared bath, d) Room 18 bathroom, e) Room 25 bathroom Maintenance will continue to monitor bathrooms then repair and document accordingly	2/5/2015
C 166	Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: Based on observation, egress from all areas was not being maintained so that all doors were easily operable without the use of keys, tools or special knowledge or effort in the direction of	C 166	SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This rule shall apply to new and existing facilities	

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C 188	Continued From page 6 exiting. Findings on 11/19/2014: hasp locks were found on the following doors: a) Room 1 b) Room 10/11 closet	C 188	Maintenance will work to remove hasp locks for the following doors a) Room 1 b) Room 10/11 closet Maintenance will monitor doors to ensure that there will not be any more hasp locks	2/5/2015
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k). This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation and record review, the building fire safety equipment was not being maintained in a safe manner by not maintaining the maintenance and recertification schedule for the Kitchen Range Hood Fire Suppression System. This could effect all residents if the fire suppression system failed to suppress a fire on the kitchen range as designed. Findings on 11/19/2014: One of the tags hanging on the Range Hood Fire Suppression System indicated the last approved inspection and recertification was performed in June of 2012. The system also has a tag indicating the system is "Non-Compliant", however there was no documentation indicating why the system was tagged non-compliant.	C 189	SECTION .0300- PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition Facility will contact and request that the Supression System inspectors will recertify the hood. Plan: The Range Hood Fire Supression System inspectors will monitor annually	2/5/2015

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C 189	<p>Continued From page 7</p> <p>As of the date of Survey, there was no documentation that the owner had sought guidance from the local Fire Code Official or the DHSR Construction Section as to what can be done to bring the Range Hood Fire Suppression System back into compliance.</p> <p>2. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would effect all residents if smoke and fire were not contained in the room or smoke compartment of origin.</p> <p>Findings on 11/19/2014:</p> <p>a. The attic smoke barrier wall over room 7 was sealed with an unapproved foam sealant.</p> <p>b. The attic smoke barrier wall over room 7 was missing a 10" x 10" section of gypsum on the back side.</p> <p>c. The attic smoke barrier wall over room 7 was penetrated by 1/2" pipe containing wires that has no sealant inside.</p> <p>d. Room 29 has a gap at the sprinkler escutcheon.</p> <p>e. Center corridor mechanical room ceiling has a radiation damper that has been wired open.</p> <p>f. Center corridor mechanical room ceiling and wall penetrations sealed with an unapproved foam sealant.</p> <p>g. Soiled Linen ceiling has an unprotected penetration by conduit over the dryer.</p> <p>h. Soiled Linen ceiling has a loose HVAC escutcheon.</p> <p>i. Sprinkler Room Ceiling under is plywood.</p> <p>j. Corridor light in ceiling at room 7 coming loose.</p> <p>k. Living Room has loose HVAC escutcheon.</p> <p>L. The kitchen door to the dining room will not latch.</p> <p>m. The kitchen ceiling has unprotected</p>	C 189	<p>a) Maintenance will repair findings</p> <p>A.</p> <p>B.</p> <p>C.</p> <p>D.</p> <p>E.</p> <p>F.</p> <p>G.</p> <p>H.</p> <p>I.</p> <p>J.</p> <p>K.</p> <p>L.</p> <p>M.</p>	2/5/2015

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C 189	Continued From page 9 The kitchen fire curtain has no inspection tag or other records of maintenance. 5. Based on observation, the building plumbing equipment was not maintained in a safe manner by not piping the pressure relief valve to a safe location. This could effect all who service this equipment if the relief were to operate when personnel were adjacent to the equipment. Findings on 11/19/2014: The water heater in the Janitors closet has a drain line terminated 2 feet from the floor. 6. Based on observation, the building exhaust system was not maintained in a operating manner by not providing a backdraft damper on the dryer exhaust. This would effect all residents if pests were to enter the building through the opening. Findings on 11/19/2014: There is no backdraft damper at the exterior of the dryer exhaust duct.	C 189	The kitchen curtain will be inspected by certified inspectors Facility will contact plumbing to repair the drain line in the janitors closet Maintenance will order and repair backdraft damper at the exterior of the dryer exhaust duct.	2/5/2015
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and	C 199	SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soile utility room; (3) bathrooms and toilet rooms (4) housekeeping closets; and	

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STREET ADDRESS, CITY, STATE, ZIP CODE

BOGER CITY REST HOME**1428 LITTLE VALLEY LANE
LINCOLNTON, NC 28092**

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C 199	Continued From page 10 (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1. Based on observation, the building exhaust ventilation was not maintained in accordance with this Rule. Findings on 11/19/2014: The following exhaust fans were not working: a) Room 19/20 shared bath, b) Room 26/27 shared bath.	C 199	Continued From page 10 (5) laundry area (k) This rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. Facility will order, replace, and repair the exhaust fans in the following locations a) Room 19/20 shared bath, b) Room 26/27 shared bath.	2/5/2015